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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address: **41 Quincy Place NW**  
Landmark/District: **Bloomingdale Historic District**

Meeting Date: **June 25, 2020**  
H.P.A. Number: **#20-348**

☐ Agenda  
☒ Consent Calendar  
☐ Denial Calendar  
☒ Concept Review  
☐ Permit Review  
☒ Alteration  
☐ New Construction  
☐ Demolition  
☐ Subdivision

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Property owner David Do seeks concept review to alter the roof slope of a two-story brick rowhouse in the Bloomingdale Historic District and add a new roof deck. Concept plans were prepared by the owner.

### **Property Description and Context**

41 Quincy Place is part of a group of five houses built by Harry Wardman in 1903 as apartments. They appear three stories tall at the front façade, but the third story windows are part of a short attic story. The end units were originally designed with turret roofs, but the ones in the middle, including 41 Quincy, were not built with turret roofs. The neighbor at 43 Quincy was incompatibly altered prior to designation of the historic district by converting the attic to a full-height story, partially swallowing the turret, and adding a roof deck on top.

### **Proposal**

The applicant proposes to alter the roof sloop at the front of the house in order to increase the head-height of the attic. From that, a walk-out deck would be constructed nearly the full length of the exiting roof.

### **Evaluation**

The alteration proposed is only considerable because it is designed to not be visible from any location within the Quincy Place NW right-of-way. The new roof slope that is proposed is extremely divergent from the existing roof slope but it starts far back enough from the front roof edge and is drawn specifically to the geometries of Quincy Place sightlines that it will not be visible. There is room in the design to lower the slope of the alteration, if necessary, to avoid visibility from the street. The new rear elevation produced on top of the house should have limited insubstantial visibility from the alley. These visibility standards can be assured by staff if the project proceeds to the building permit and construction phases.

### **Recommendation**

*The HPO recommends that the Board approve the concept to alter the roof slope of 41 Quincy Place NW and add a roof deck to the existing roof on condition that no new component is visible from the Quincy Place right of way and delegate final approval to staff.*

*Staff contact: Brendan Meyer*